



## 2 Bedroom Apartment with Panoramic Sea View in the Iconic Grand

For sale

1 990 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b> <small>View</small>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>78 m<sup>2</sup></b>	<i>Total area</i> <b>88 m<sup>2</sup></b>	<b>Unobstructed view</b>	<i>Exposure</i> <b>South</b>
<i>Ref.</i> <b>87003567</b>			

An Exceptional Waterfront Residence, Just Steps from Monaco

Nestled within a historic seafront residence, this Haussmann-style apartment occupies a privileged position on the penultimate floor, offering panoramic 180° views over the Mediterranean from Italy to Monaco. Meticulously renovated under the direction of a renowned architect, it harmoniously blends the elegance of the past with contemporary refinement. Its southern exposure guarantees exceptional natural light throughout the day.

Located less than ten minutes from Monaco, the residence is set within a private Mediterranean park of approximately 5 hectares, planted with native species and stretching down to the sea, a secure, timeless setting of absolute tranquillity. Unique both for its location and its amenities, it offers an on-site concierge service, three clay tennis courts, a 33-metre seawater swimming pool, and a private beach with direct sea access and its own clubhouse.

The Apartment: From the moment you step inside, the Mediterranean takes centre stage. A grand entrance



hall opens onto a spacious, light-filled living room that flows seamlessly onto a sea-facing terrace, where the horizon becomes a natural extension of the living space. Beneath 3.70-metre ceilings, solid parquet flooring, mouldings, and carefully restored cornices create a setting of timeless elegance. The open kitchen, designed as a sculptural centrepiece around a central island, dialogues with a Haussmann-inspired dining area, achieving a subtle balance between heritage and modernity. Both en-suite bedrooms feature private bathrooms with showers, offering true sanctuaries of comfort: noble materials, carefully selected textures, bespoke dressing rooms and joinery, all bathed in natural light. The apartment is fully air-conditioned throughout.

Residence Amenities: Private beach with direct sea access · Private swimming pool with clubhouse · Tennis courts · On-site concierge · Communal parking · 5-hectare park Energy Rating: A — a testament to the depth and quality of the renovation undertaken in this Belle Époque building.

Private viewings by appointment.





